



COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT

SUBDIVISION REVIEW BOARD

9-1

Promoting the wise use of land  
Helping build great communities

MEETING DATE July 10, 2006	CONTACT/PHONE Michael Conger	APPLICANT Eric Schaefer	FILE NO. COAL 05-0384 SUB2005-00126
SUBJECT Request by Eric Schaefer for a Lot Line Adjustment (COAL 05-0384) to adjust the line between two parcels of 3,500 square feet each. The adjustment will result in two lots of 3,687 and 3,309 square feet each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Multi-Family land use category and is located at 2000 Ocean Street (south side), approximately 175 feet west of Twenty-First Street in the community of Oceano. The site is in the San Luis Bay (Inland) planning area.			
RECOMMENDED ACTION Deny Lot Line Adjustment COAL 05-0384 based on the findings listed in Exhibit A.			
ENVIRONMENTAL DETERMINATION This project is found to be statutorily exempt from the California Environmental Quality Act under the provisions of Public Resources Code section 21080(b)(5), which provides that CEQA does not apply to projects which a public agency rejects or disapproves.			
LAND USE CATEGORY Residential Multi-Family	COMBINING DESIGNATION Airport Review Area	ASSESSOR PARCEL NUMBER 062-089-012	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: Oceano Specific Plan Compliance; Curb, Gutter, and Sidewalks; Airport Review Area			
LAND USE ORDINANCE STANDARDS: Minimum Site Area; Setbacks; Airport Review Area			
EXISTING USES: Single family residence, accessory uses			
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Multi-Family/single family residence East: Residential Multi-Family/single family residence South: Residential Multi-Family/mobile home park West: Residential Multi-Family/single family residence			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Oceano/Halcyon Advisory Group, Public Works, Environmental Health, Oceano Community Services District, ALUC, Cal Trans, RWQCB			
TOPOGRAPHY: Level		VEGETATION: Ornamentals	
PROPOSED SERVICES: Water supply: Community system (OCSD) Sewage Disposal: Community system (OCSD) Fire Protection: Oceano Fire Department (OCSD)		ACCEPTANCE DATE: June 9, 2006	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

9-2

ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between two legal parcels as follows:

EXISTING LOTS		PROPOSED PARCELS	
LOT NUMBER	SIZE (SQFT)	PARCEL NUMBER	SIZE (SQFT)
8	3,500	2	3,309
9	3,500	1	3,687

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

Currently, the residence at 2000 Ocean Street straddles the property line. The adjustment will result in the reconfiguration of the two parcels to locate the residence on a single parcel, and to enable the second parcel to be separately conveyed.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation.

The minimum parcel size for the site, as set through the General Plan and Land Use Ordinance, is 6,000 square feet. The existing parcels, at 3,500 square feet each, are currently below the minimum parcel size. This lot line adjustment proposes to further reduce the size of one of the nonconforming parcels to 3,309 square feet. As proposed, the lot line adjustment would lessen the conformity of proposed Parcel 2, when compared to the parcel sizes in the existing configuration. As such, staff has concluded that the proposed lot line adjustment is not better than, or equal to, the existing configuration.

ISSUES

Setbacks

The residence at 2000 Ocean Street is located approximately 2.5 feet from the eastern property line. The required side setback in this area is determined by calculating 10 percent of the lot width, to a minimum of 3 feet and a maximum of 5 feet. After the proposed adjustment, the required side setback will be 5 feet, as the reconfigured lot will maintain a 50-foot width. As proposed, the project will not meet the required setbacks.

In order to determine that the lot line adjustment is consistent with state and local law when existing development does not meet setbacks, the development is required to be brought into conformance with the standards or removed prior to effectuation. Staff recommends that if this lot line adjustment were to be considered for approval, conditions be added requiring compliance with setback standards by modification or removal of the existing residential structure.

Parcel Size

In order to satisfy the "better than or equal to" clause, a lot line adjustment involving existing parcels below the minimum parcel size, would have to be an "equal adjustment" resulting in no net change in parcel sizes. In the applicant's proposal, approximately 190 square feet will be transferred from one non-conforming parcel to another non-conforming parcel. As a result, one of the parcels becomes less conforming to the minimum parcel size standard. Because of this fact, staff concludes that the "better than or equal to" clause is not satisfied.

Existing Parcel Size	Proposed Parcel Size	Change in Area	Better than or Equal to Existing?
3500 square feet	3309 square feet	-191 sqft (-6%)	No
3500 square feet	3687 square feet	187 sqft (+5%)	Yes

Parcel Design Standards

The parcel design standards of the Real Property Division Ordinance require parcel configurations which would "encourage the efficient utilization of land." If the applicant were to do an "equal exchange" lot line adjustment to result in two 50'x70' parcels, approximately 1,400 square feet of buildable area<sup>1</sup> would be available on each parcel. Due to the size and configuration of the proposed parcels, Parcel 1 will have approximately 1,415 square feet of buildable area, while the vacant Parcel 2 will only have 1,080 square feet of buildable area. As the design of the proposed lot line adjustment would negatively affect the developability of Parcel 2, staff concludes that the proposed adjustment will not result in a position that is better than or equal to the existing configuration, relative to parcel efficiency.

Similar Proposals

The Town of Oceano #2 subdivision consists of several lots, most of which are 3,500 square feet (25 feet by 140 feet). A majority of the existing homes built within this subdivision are built over more than one lot. There have been several occurrences of lot line adjustments in Oceano to adjust the lines between 25 foot by 140 foot lots to create 50 foot by 70 foot lots, similar to the applicant's proposal:

Project	Setbacks	Lot Sizes
COAL97-0185 (2 lots)	Vacant	Equal Adjustment (3,500 sqft)
COAL00-0242 (2 lots)	Non-conforming residence removed	Equal Adjustment (3,500 sqft)
COAL02-0212 (4 lots)	Conditioned to bring into conformance	Equal Adjustment (3,500 sqft)
COAL02-0339 <sup>1</sup> (2 lots)	Preexisting development already in conformance	Equal Adjustment (3,500 sqft)
COAL02-0365 (2 lots)	Vacant	Equal Adjustment (3,500 sqft)
CO03-147 (2 lots)	Modified through Planned Unit Development process	

Notes: 1) This project was heard at the Board of Supervisors on appeal

<sup>1</sup> Buildable area is determined by subtracting the area encumbered by setbacks from the total lot area.

9-4

<i>Applicant's Proposal</i>		
<b>Project</b>	<b>Setbacks</b>	<b>Lot Sizes</b>
COAL05-0384 (2 lots)	Requesting that non-conforming side setback be allowed to remain	Unequal Adjustment (3,309 and 3,687 sqft)

What differentiates this project from similar previously approved lot line adjustments in Oceano is that the applicant is requesting unequal lot sizes, and requesting that the non-conforming setback be allowed to remain. Of the above-listed projects, the only one which was approved to create a lot below 3,500 square feet was CO03-147, which was processed with a Parcel Map and Conditional Use Permit as a Planned Unit Development. The lot line adjustments involving existing non-conforming development were required to remove the non-conforming structure(s) or otherwise bring them into conformance before the lot line adjustment could be effectuated. Staff has processed this project in a manner consistent with previous applications.

Alternative Solutions

The factors that limit the ability for the required lot line adjustment findings to be made pertain to setbacks, parcel size, and parcel efficiency, as described above. Processing the project as a Planned Unit Development would address all three of these issue areas. Planned Unit Developments allow for the modification of parcel size and setback standards. Because of this flexibility, the design resulting from Planned Unit Developments tends to be more compatible with surrounding development and enables better utilization of the land. Staff has concluded that a Planned Unit Development would be the appropriate entitlement for the applicant to pursue if the applicant wishes to keep the existing house and create a buildable vacant parcel.

**LEGAL LOT STATUS:**

The two lots were legally created by a recorded map (Town of Oceano #2), recorded January 30, 1899 in Book A, Page 148 of Maps.

9-5

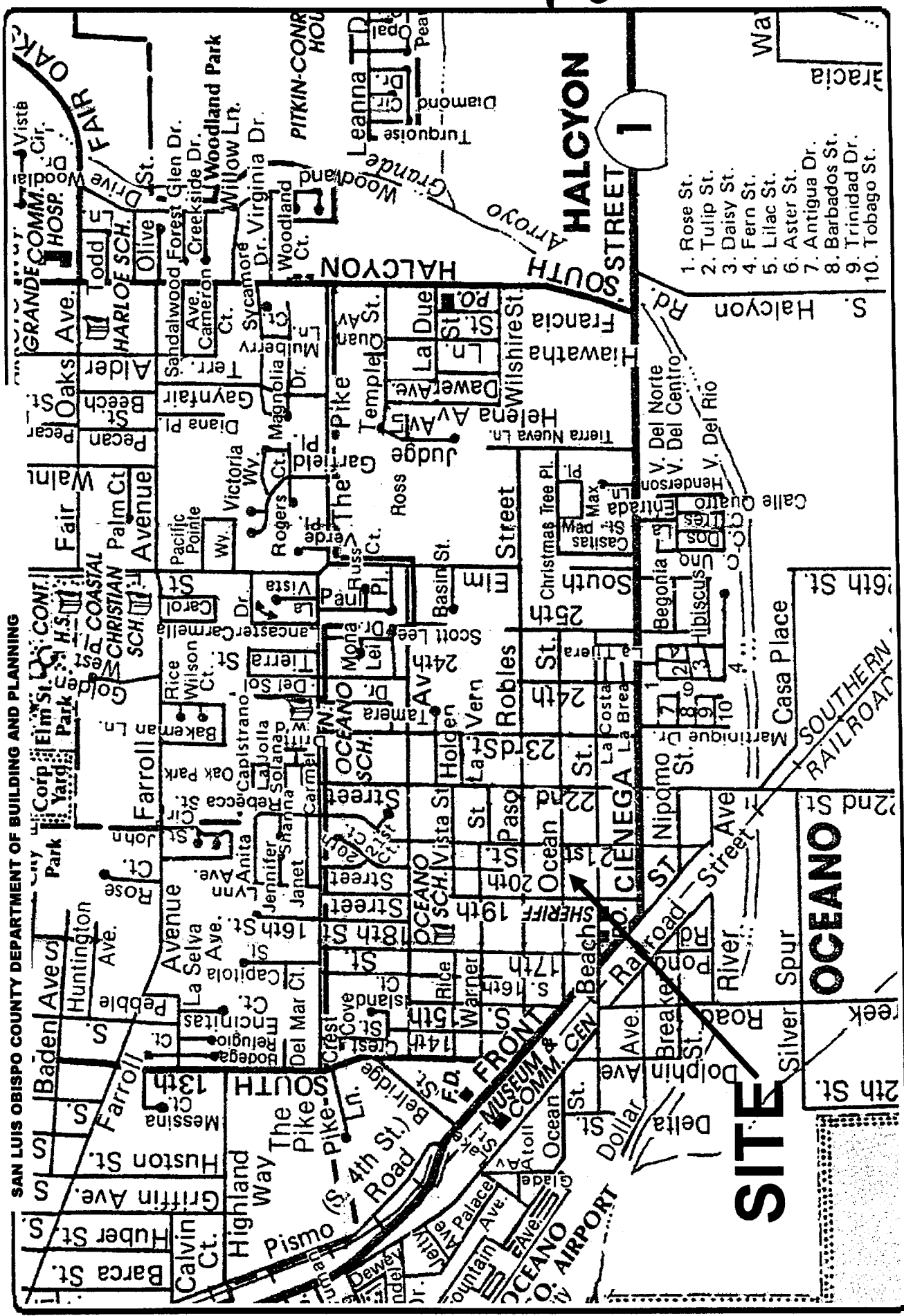
**FINDINGS - EXHIBIT A**

*Lot Line Adjustment*

- A. The proposed Lot Line Adjustment is inconsistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the proposed configuration does not result in a situation that is better than or equal to the existing configuration.
- B. The proposed Lot Line Adjustment is inconsistent with Section 21.02.030 of the Real Property Division Ordinance and Section 66412(d) of the California Government Code (Subdivision Map Act), because as proposed, the lot line adjustment will not conform to the setback and minimum parcel size standards as set by the General Plan and zoning ordinance.

*CEQA Exemption*

- C. This project is found to be statutorily exempt from the California Environmental Quality Act under the provisions of Public Resources Code section 21080(b)(5), which provides that CEQA does not apply to projects which a public agency rejects or disapproves.



**PROJECT**

Lot Line Adjustment COAL05-0384

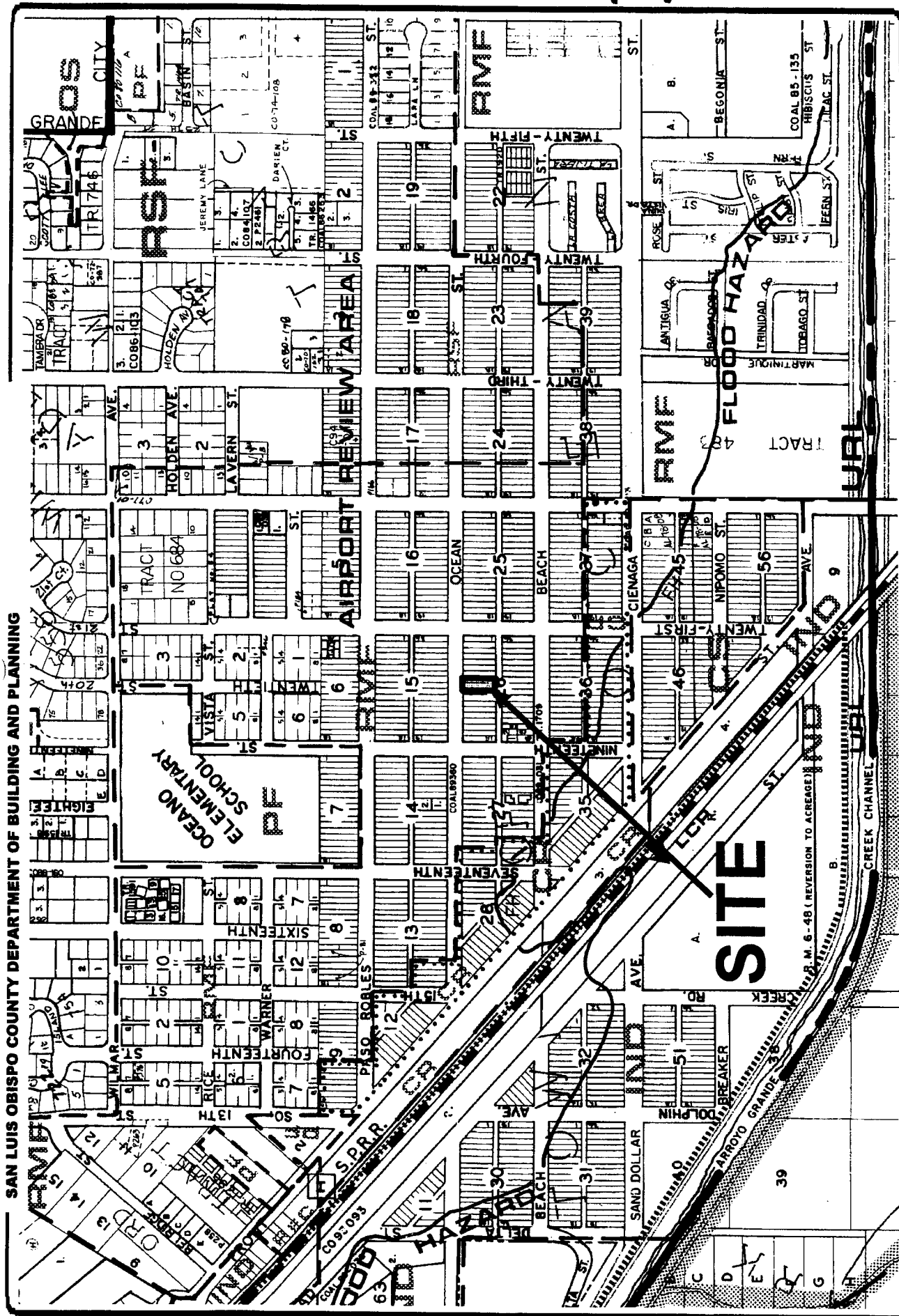
Schaefer - SUB2005-00126

**EXHIBIT**

Vicinity Map

9-7

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Lot Line Adjustment COAL05-0384

Schaefer - SUB2005-00126

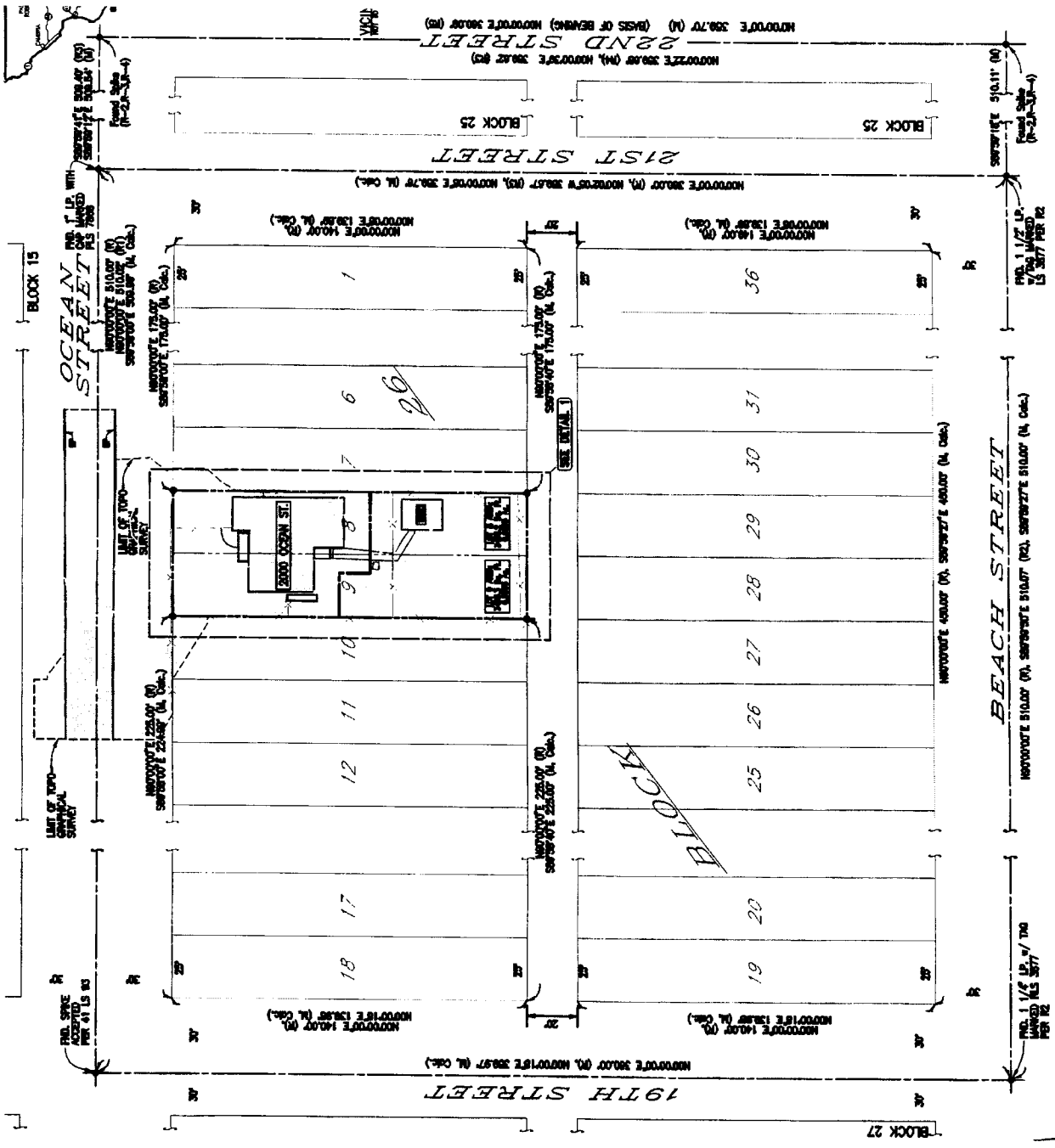
EXHIBIT

Land Use Category Map



8-9

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



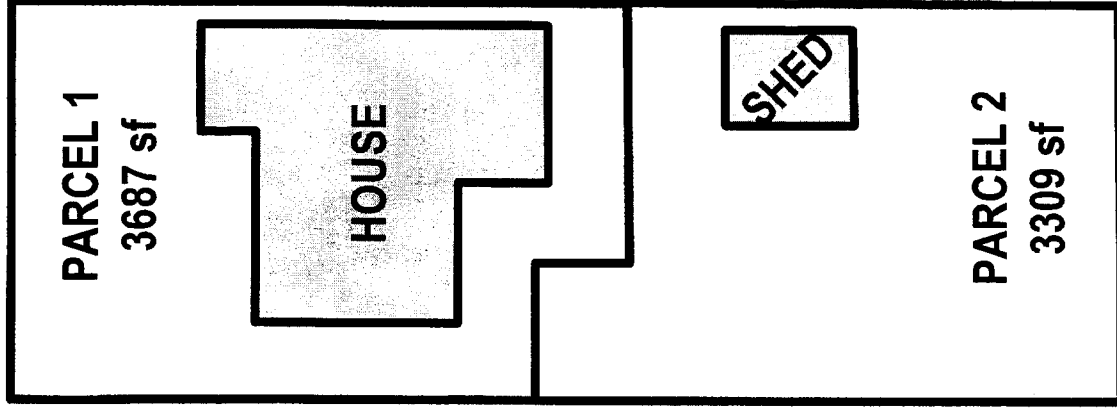
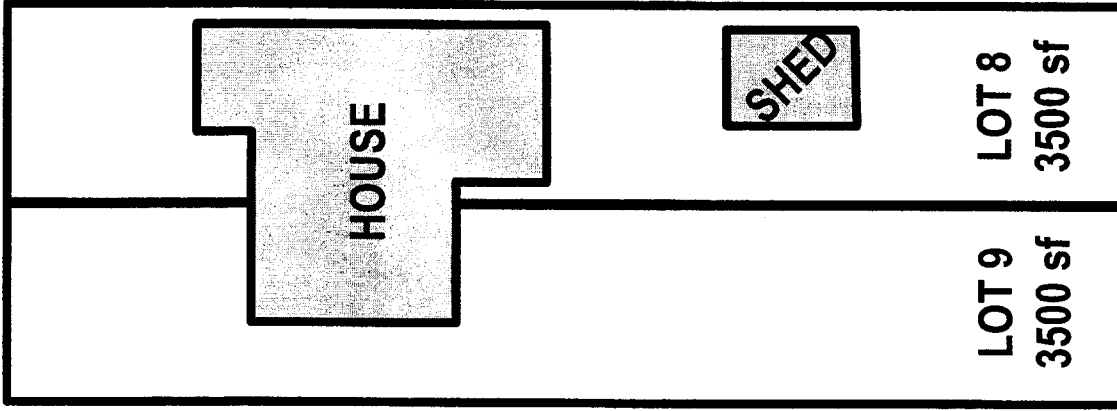
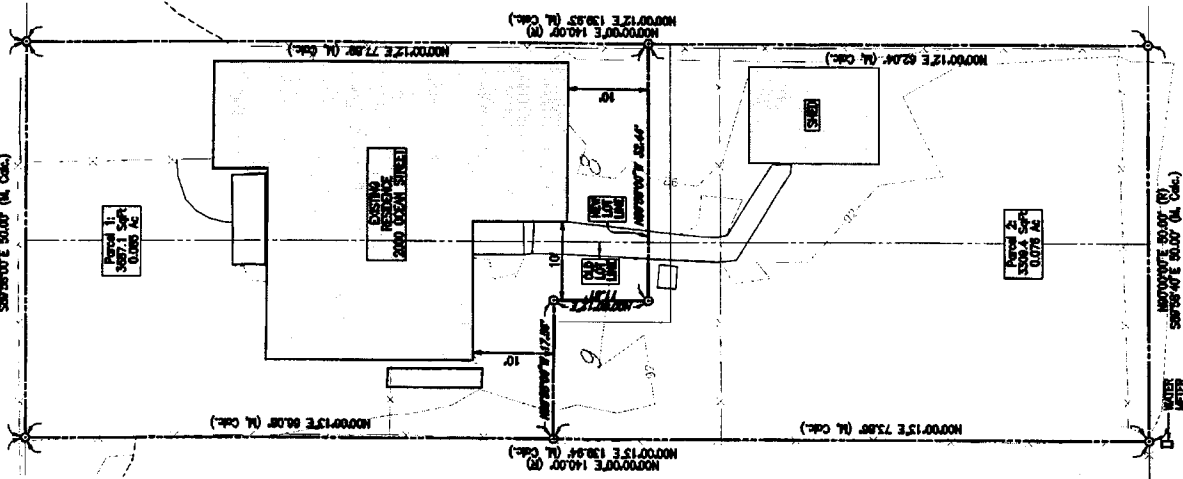
PROJECT  
Lot Line Adjustment COAL05-0384  
Schaefer - SUB2005-00126



EXHIBIT  
Site Plan - Block



9-9



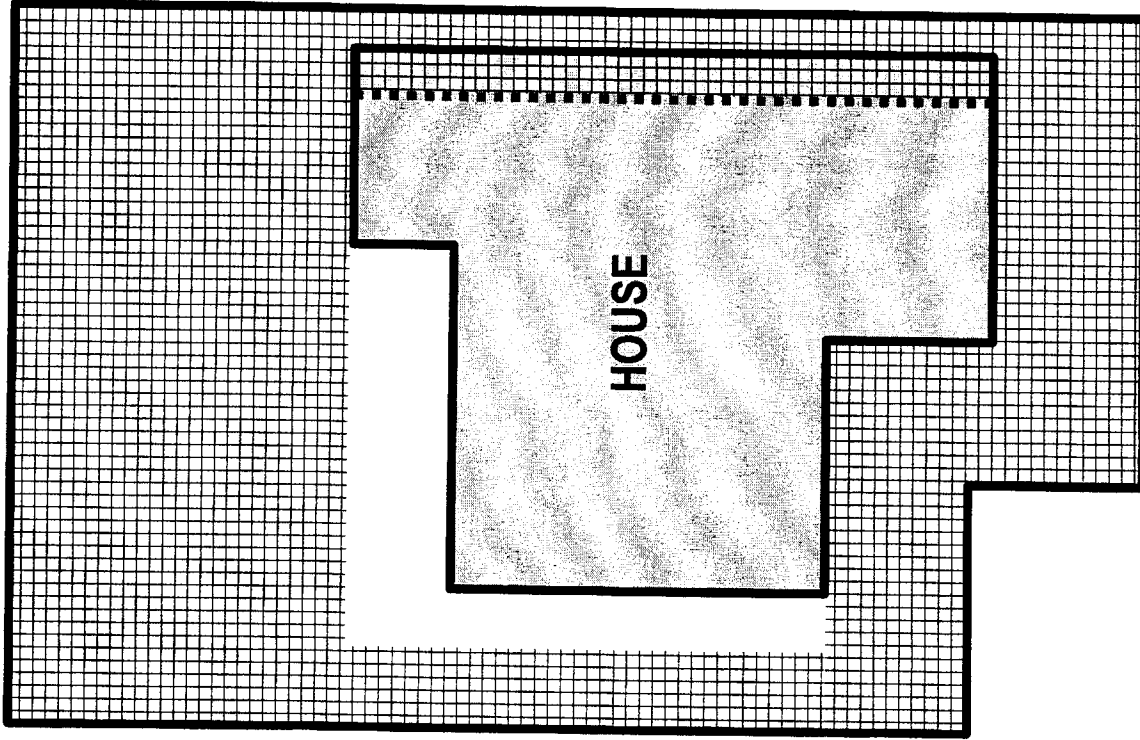
EXHIBIT

Site Plan

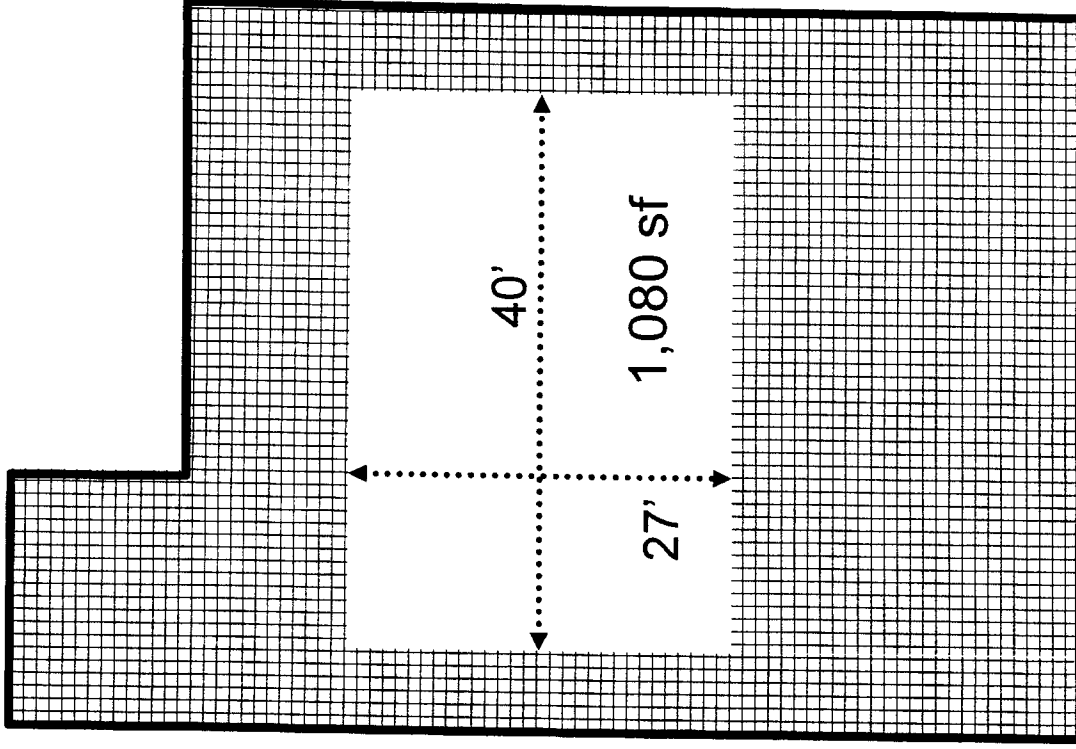


**PROJECT**  
 Lot Line Adjustment COAL05-0384  
 Schaefer - SUB2005-00126

9-10



PARCEL 1



PARCEL 2

PROJECT

Lot Line Adjustment COAL05-0384  
Schaefer - SUB2005-00126

EXHIBIT

Setbacks



9-11

**Bruce Ambo, AICP**  
570 Peach St. #27  
San Luis Obispo, CA 93401  
772-6215

Department of Planning and Building  
San Luis Obispo County  
County Government Center  
San Luis Obispo, CA 93408

Re: Lot Line Adjustment Proposed at 2000 Ocean Street in Oceano

Dear County Planning and Engineering Staff,

This letter transmits a proposal to adjust the lot line at 2000 Ocean Street in Oceano on behalf of Eric Schaefer, the property owner. Currently there is an existing residence straddling the lot line of two parcels. The purpose of this adjustment is to eliminate the nonconforming building encroachment and relocate the lot line from under the residence. We believe this brings both of the parcels in closer conformance with the existing code and policies for uniform development.

As the agent for the property owner, please feel free to call me at 772-6215 if you have any questions or would like additional information. We look forward to working with you to complete this adjustment at your earliest convenience.

Sincerely,



Bruce Ambo, AICP

cc: Eric Schaefer  
Jim Garing, Garing Taylor & Associates Engineers

9-12

Bruce Ambo, AICP  
570 Peach St. #27  
San Luis Obispo, CA 93401  
772-6215

RECEIVED  
MAY 25 2006  
Planning & Bldg

Mr. Michael Conger  
San Luis Obispo County  
Department of Planning and Building  
County Government Center  
San Luis Obispo, CA 93408

May 24, 2006

Re: SUB2005-00126/OCAL05-0384 – Schaefer Lot Line Adjustment  
2000 Ocean Street in Oceano

Dear Mr. Conger,

This letter transmits the information identified in your December 16 letter (attached) that is necessary to complete the Schaefer Lot Line Adjustment application. The following summarizes the items that are being provided with this resubmittal as requested in your letter:

1. Revised Site Plan:
  - a. Parcel Size: The parcel configurations have been redesigned to provide for a balanced lot size to the maximum extent practicable while still meeting the 10-foot rear setback requirement and avoiding demolition of the existing residence. The new lot sizes are 3,687 sq. ft. for Parcel 1, and 3,309 sq. ft. for Parcel 2. These new lots sizes are roughly proportional with less than 200 sq. ft. of difference between the two lots that would literally be imperceptible.
  - b. Parking: There are two parking spaces in the existing garage for the project.
2. Setbacks: We believe the side setback should be correctly applied to the existing lot width (10% of 25 ft. = 2.5 ft.) that would be approximately 2.5 ft. as an existing and currently conforming structure. The purpose of this lot line adjustment is to relocate the lot line from underneath the structure and provide for more efficient development while bringing the property into closer conformance with the code. In our opinion it makes no sense to require a portion of the structure to be demolished and the interior reconfigured to satisfy an increased side setback that was applied to the newly created setback requirement (5 ft. because the new lot width is 50 ft.). Demolition would also compromise the interior dimensions of the garage and possibly result in the loss of a parking space in the garage. Given these impacts, the only feasible alternative would be to demolish the structure, lose an affordable residence, and construct one or two new larger residences that would be significantly more expensive in terms of the cost of housing.
3. Intent to Serve: The will-serve letter from Oceano CSD is attached.
4. Archaeological Report: As you know, our position has always been that there is no construction or subsurface disturbance proposed with this project. Nevertheless, we have complied with this directive in order to keep the project moving forward and are in receipt of your April 21 letter confirming the approval of the archaeological report. We interpret this to mean the environmental documentation can be completed in order to proceed to the administrative hearing.

9-13

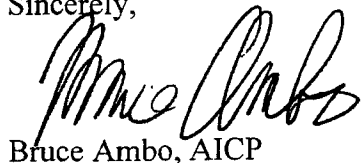
5. OCSD Fire Department Requirements: As a lot line adjustment no development is proposed at this time. Any future development will comply with the OCSD Fire Department requirements if and when development is proposed for the project. Access to this infill lot remains in place from the surrounding street and alley network.
6. Oceano Specific Plan: The proposed lot line adjustment will conform to the Oceano Specific Plan by preserving the “established neighborhood character” and facilitating the retention of the existing single-family residence. Expanded housing opportunities for residential build-out of an area zoned for multi-family and duplex development will also be created.

In your January 19 letter (attached) you point out that we may pursue either a Variance or a Conditional Use Permit/Planned Unit Development alternative. Both of these alternatives are far beyond the intended scope of a simple lot line adjustment. This is the only property Eric Schafer owns and he is not a developer nor interested in becoming involved in a considerably more complex and expensive development proposal. As you know, this format of development adds far more risk and complications that could easily lead to a protracted review and approval process.

We encourage you to these apply a real-world circumstances in developing what we hope will be a favorable recommendation on the adjustment. On balance the proposed project is in closer conformance with numerous policies set forth in the General Plan, Oceano Specific Plan, affordable housing policies, and the general policy context for neighborhood preservation and compatibility. The proposed project is also in closer conformance to the code than the current situation. Failure to approve this adjustment as proposed would likely result in a more intensive development format and the loss of a residence that provides badly needed affordable workforce housing.

Given these well-founded circumstances set forth above, we are ready to move forward as quickly as possible at your earliest convenience. Please let me know if you have any questions or would like additional information.

Sincerely,



Bruce Ambo, AICP

cc: Eric Schaefer  
Jim Garing, Garing Taylor & Associates Engineers

Attachments



9-14  
SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

January 19, 2006

Bruce Ambo  
570 Peach Street #27  
San Luis Obispo, Calif. 93401

Subject: **SUB2005-00126 / COAL05-0384 – Schaefer Lot Line Adjustment  
2000 Ocean Street – Oceano (APN: 062-089-012)**

Dear Mr. Ambo:

During our meeting last Friday, you indicated disagreement with our position regarding the nonconforming side setback and the request for an archaeological report. The Management Team reviewed your project this week, and affirmed the County's position with respect to this Lot Line Adjustment:

- The Subdivision Map Act grants the County the discretion to review Lot Line Adjustments for consistency with zoning and building ordinances. Title 21 of the County Code (Real Property Division Ordinance) requires consistency with the Land Use Ordinance as a criterion for Lot Line Adjustment approval.
- When the existing development on a site does not meet setbacks, the development shall be brought into conformance with the ordinance or removed prior to effectuating the Lot Line Adjustment.
- A variance to waive the side setback requirement would not be supportable by staff.
- An application for a Planned Unit Development (Conditional Use Permit concurrently processed with a Parcel Map) would be a more appropriate mechanism for adjusting the side setback standards.
- There are possible Uniform Building Code (UBC) issues with the existing side setback (fire wall may be required due to proximity to lot line) that would have to be addressed through the Variance or Planned Unit Development process.
- The proposed Lot Line Adjustment has the potential to increase the developability of the site. As Oceano is a culturally sensitive area, it would be appropriate to request an archaeological report at this stage of the process. This will also assist with the environmental determination.

9-15

At this stage, there are several options to consider:

- **Planned Unit Development** – Submit an application for a Conditional Use Permit and Parcel Map (Planned Unit Development). The Land Use Ordinance allows for reduced setbacks for Planned Unit Developments. UBC issues with regards to the reduced setback will be addressed through this process.
- **Lot Line Adjustment with Conditions for Conformance** – Submit the items requested in the letter dated December 16, 2005. The lot line adjustment will be conditioned to bring the lot into conformance with setback requirements prior to effectuation. This would likely require demolition or modification of the structure to provide a 5-foot side setback.
- **Variance** – Submit an application for a Variance to be processed concurrently with the Lot Line Adjustment in addition to the items requested in the letter dated December 16, 2005. Please note that staff would likely not support a request for a variance.
- **Process for Denial** – At your option, you may request that we bring your project forward to a hearing with a recommendation for denial. At the hearing you would be able to present your arguments to the administrative hearing officer for consideration. The decision of the hearing officer would be appealable to the Board of Supervisors.

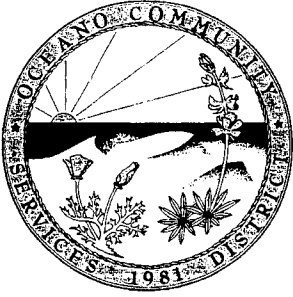
If you would like to schedule a meeting to discuss your options, please contact me at (805) 781-5136. I look forward to hearing from you.

Sincerely,



Michael T. Conger  
Inland Planning and Permitting

c: Eric Schaefer — 333 Placentia — Shell Beach, Calif. 93449



# Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730

FAX (805) 481-6840

9-16

June 5, 2006

Sue Kowal  
SLO County Planning & Building Department  
County Government Center, Room 317  
San Luis Obispo, CA 93408

*Michael Conger  
SUB 2005-00126*

**SUBJECT: FIRE SAFETY PLAN APN 062-089-012; OCSD PROJECT #6369  
SLO CO PERMIT # Unknown  
SCHAEFER / Lot Line Adjustment**

Dear Ms. Kowal:

After reviewing information concerning the above building permit application, OCSD has determined that this project falls under the EXCEPTION OF CONTENT REQUIREMENT (Section 22.05.082, a (3)). As a result, the District will not require the builder to submit a fire safety plan.

If you have any questions, or require further information, please feel free to call.

Sincerely,

OCEANO COMMUNITY SERVICES DISTRICT

*Philip T. Davis*

Philip T. Davis, Utility Operations Supervisor  
For Francis M. Cooney, General Manager.

FMC/PTD/lj

**RECEIVED**

JUN 07 2006

Planning & Bldg



5 06 12:43p

Oceano Community Services #805-481-6836

p.1

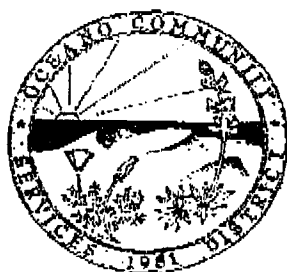
9-17

## Oceano Community Services District

1055 Front Street, P.O. Box 500, Oceano, CA 93476

(805) 481-6730

FAX (805) 481-6836



June 1, 2006

Eric Schaefer  
333 Placentia  
Shore Beach, CA 93449

Post-it* Fax Note	7671	Date	6/6/06	# of pages	1
To	Bruce Arango	From	Lucinda		
Co./Dept.		Co.	OCSD		
Phone #	777-6215	Phone #	481-6730		
Fax #	777-6268	Fax #	481-6836		

**SUBJECT: APN 062-089-012; OCSD PROJECT #6359; SLO CO # Unknown  
SCHAEFER / LOT LINE ADJUSTMENT**

Dear Mr. Schaefer:

Oceano Community Services District will serve lot line adjustment proposed for APN 062-089-012 subject to the following conditions:

1. Obtain valid OCSD and SSLOCSD permits. There are no fees due to OCSD.
2. Show onsite water and sewer services and cleanouts on plot plan.
3. Offsite improvements for water, sewer, street lighting, and/or fire protection may be required and will be determined when engineered plans are submitted for District review.
4. A fire safety plan exception of content letter has been issued.
5. If any of the District facilities are required to be moved, raised, or in any way altered or changed because of required conditions of the District or any other agency having jurisdiction over the proposed development, the owner, developer, contractor, or agent responsible shall bring such facilities up to a minimum District standard of design and access.
6. If District facilities (such as water and/or sewer lines) extend into or across the subject property, you will be required to prepare and submit appropriate easement documents and/or encroachment permits for acceptance by the District's Board of Directors and recording with the County Clerk-Recorder.
7. The alley must be 20' wide, paved with 4" base and 2" asphalt, and graded to drain to the nearest street

Curbs, gutters, and sidewalks will be required pursuant to County Ordinance 22.05.106 at owner's expense.

This will serve letter will expire June 1, 2007 and is nontransferable. The District reserves the right to review service at the time permits are issued. If you have any questions, please contact the office at (805) 481-6730.

Sincerely,

OCEANO COMMUNITY SERVICES DISTRICT

Francis M. Cooney, General Manager  
FMC/lj



me  
SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

9-18

VICTOR HOLANDA, AI  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL



DATE: 11/26/05

TO: Oceano CSD

FROM: ☒ - South County Team ☐ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: COAL 05-0384  
SUB2005-0026 Applicant: Schaefer  
LLA - 2 lot / lot line adjustment. Located off  
Ocean Street in Oceano. APN: 062-089-012

Return this letter with your comments attached no later than: 12/11/05

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☐ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Alley must be 20' wide, paved with 4" base and 2" asphalt and graded as it will drain to the nearest street. We recommend approval, upon satisfactory completion of all requirements in the OCSD Will Serve Letter.

12/9/05  
Date

Philip T. Davis  
Name Philip T. Davis, UOS Phone 481-6730



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

MC 9-19

THIS IS A NEW PROJECT REFERRAL

To Co Planning

DATE: 11/26/05

From: TO: PW

To: FROM: ☒ - South County Team ☐ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: COAL 05-0384 SUB2005-0026 Applicant: Schaefer  
LLA - 2 lot / lot line adjustment. Located off  
Ocean Street in Oceano. APN: 062-089-012

Return this letter with your comments attached no later than: 12/11/05

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No conditions; FYI OCSD may pave the ALlys in Oceano.  
recommend approval

Dec 27-2005  
Date

DAN MANION, P.W.  
Name

781-5275  
Phone

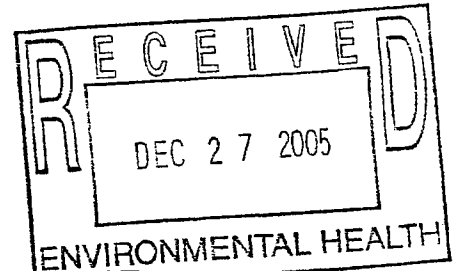


SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

9.20

VICTOR HOLANDA, AIC  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL



DATE: 11/26/05

TO: Env. Health

FROM: ☒ - South County Team ☐ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: COAL 05-0385 Applicant: Schaefer  
LLA - 2 lot / lot line adjustment. Located off  
Ocean Street in Oceano. APN: 062-089-012

Return this letter with your comments attached no later than: 12/11/05

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)  
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Since both parcels are already receive water and sewer  
service from DCSD, this office has no concerns at  
this time.

12-27-05  
Date

James Salo  
Name

781-5551  
Phone